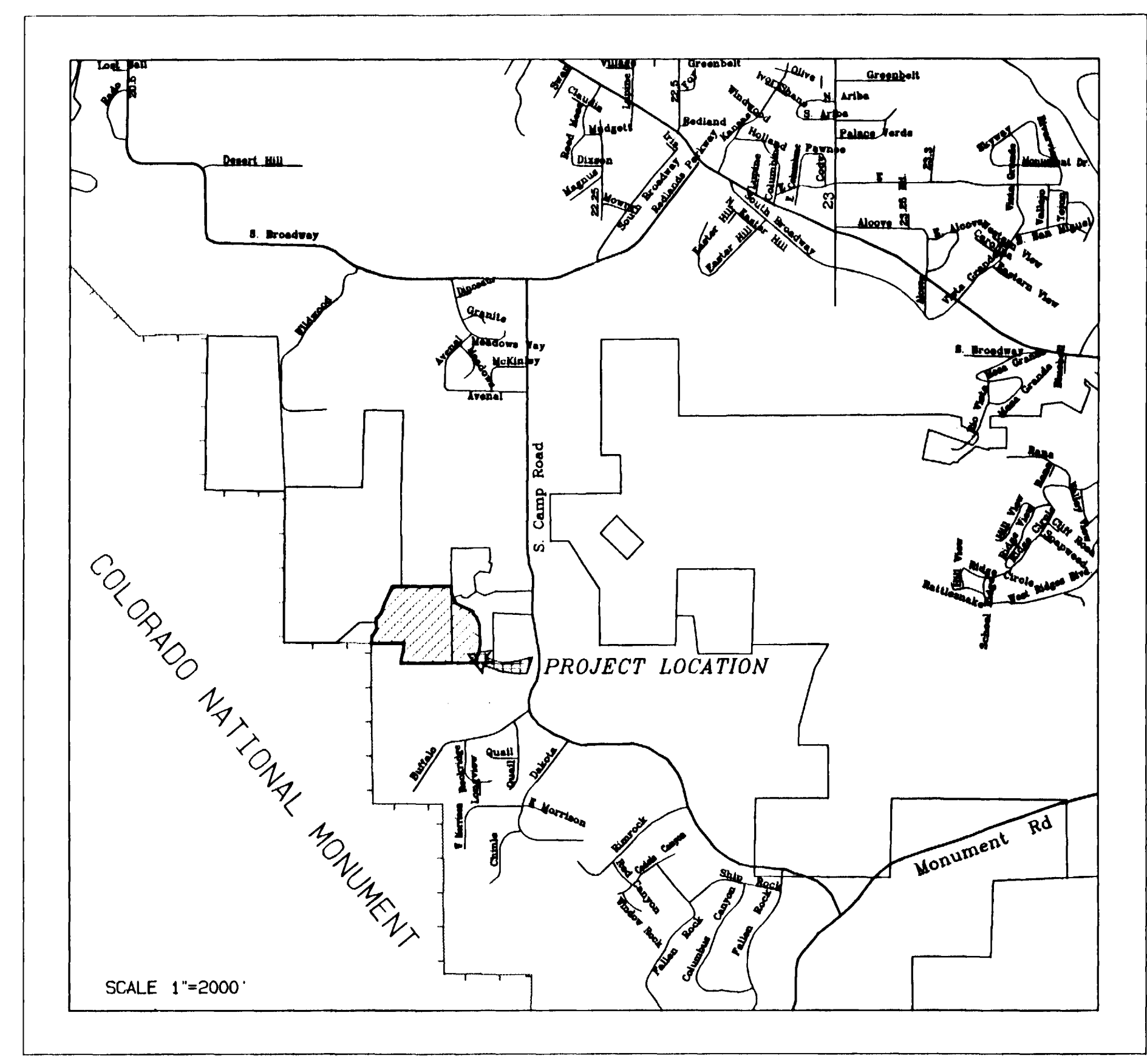


CANYON VIEW SUBDIVISION - PHASE IV

A REPLAT OF LOT 1 BLOCK FOUR AND TRACT A BLOCK THREE, CANYON VIEW SUBDIVISION - PHASE III
 AND A PORTION OF TRACT 37, T.11S., R.101W. 6TH P.M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



AREA SUMMARY		
STREETS	1.29 ACRES	2.9%
LOTS	42.21 ACRES	95.7%
TRACTS	0.61 ACRES	1.4%
TOTAL	44.11 ACRES	100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John M. Thomas & Sun, Inc. is the owner of that real property situated in the City of Grand Junction, in the County of Mesa, State of Colorado, being situated in Tract 37, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, described in Book 2070 Page 984 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 Block 4 and Tract A, Block 3 of Canyon View Subdivision Phase III, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 15 at Pages 77-78 bearing Reception No. 1756087.

TOGETHER with a parcel of land beginning at a point $S89^{\circ}35'29''W$ a distance of 1411.89 feet from the southeast corner of said Tract 37, Township 11 South, Range 101 West;
 Thence $S89^{\circ}33'35''W$ a distance of 877.26 feet;
 Thence $N10^{\circ}51'94''E$ a distance of 352.58 feet;
 Thence $S89^{\circ}34'12''W$ a distance of 573.07 feet;
 Thence $N04^{\circ}35'15''E$ a distance of 112.92 feet;
 Thence $N31^{\circ}33'59''E$ a distance of 158.58 feet;
 Thence $N04^{\circ}44'18''E$ a distance of 188.58 feet;
 Thence $N41^{\circ}47'41''E$ a distance of 129.19 feet;
 Thence $N20^{\circ}25'06''E$ a distance of 227.47 feet;
 Thence $N24^{\circ}17'51''E$ a distance of 274.91 feet;
 Thence $N89^{\circ}38'06''E$ a distance of 1018.81 feet;
 Thence $S00^{\circ}20'31''E$ a distance of 1318.33 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION - PHASE IV, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines;
- All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- The easements labelled as such to the Redlands Water and Power Company for the installation, operation, maintenance and repair of the 3rd Lift Canal. The easement shown on Canyon View Subdivision Phase III plat for the 3rd Lift Canal is vacated by this plat.
- The pedestrian easement is dedicated to the general public for pedestrian uses.
- Tract A to the City of Grand Junction for use as a pedestrian, utility, irrigation and drainage easement, subject to the Redlands Water and Power Company easement.
- Tract B to the Homeowners Association for use as an irrigation pond.
- The Temporary Drainage Easement to the City of Grand Junction for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of water from upstream areas; until such time as an alternative means of stormwater disposal is approved and this easement shall be vacated by the City of Grand Junction.

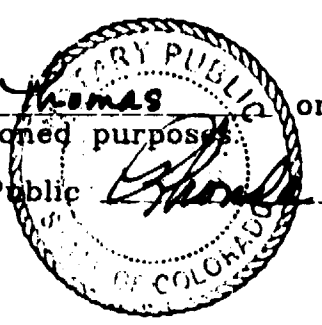
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable manner.

Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 31st day of December, A.D., 1998.

John M. Thomas
 John M. Thomas
 John M. Thomas & Sun, Inc.

State of Colorado }
 County of Mesa }
 This plat was acknowledged before me by John M. Thomas on this 31st day of December, A.D., 1998, for the aforementioned purposes.
 My Commission expires: Sept. 20, 1997 Notary Public Shirley J. Edwards



CONSENT OF MORTGAGEE

The following parties, having security interest in the subject property, do hereby ratify and confirm this plat.

By: *David P. Fisher* Date: 12/19/98
 David P. Fisher
 By: *William R. Patterson* Date: 12/19/98
 William R. Patterson

CITY APPROVAL

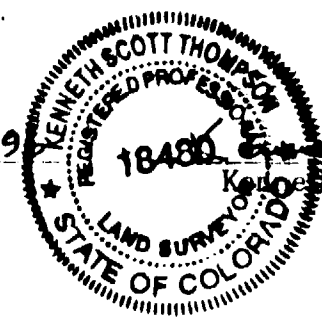
This plat of CANYON VIEW SUBDIVISION - PHASE IV, a plat of a portion of the City of Grand Junction, County of Mesa State of Colorado, was approved this 20th day of December, 1998.

Shirley J. Edwards City Manager
Andra Corman Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of CANYON VIEW SUBDIVISION - PHASE IV, were made by me and/or under my direct supervision, and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date: December 5, 1998
Kenneth Scott Thompson
 Kenneth Scott Thompson PLS #18480



COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:44 o'clock P. M., this 31st day of Dec., 1998, and is duly recorded in Plat Book No. 15, Page 233, 234 as Reception No. 1773241 Number CC127

Clerk and Recorder of Mesa County

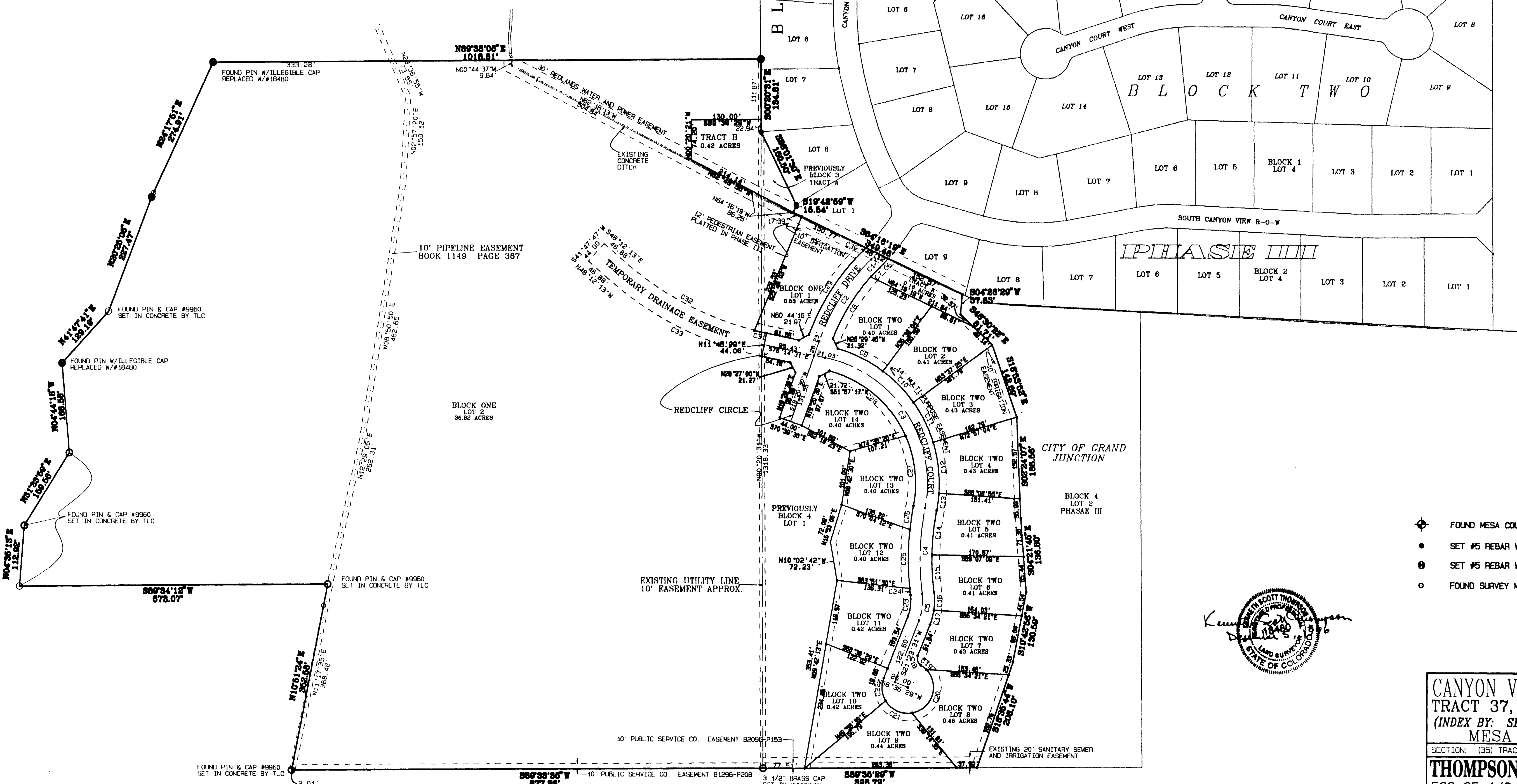
CANYON VIEW SUBDIVISION - PHASE IV
 TRACT 37, T.11 S., R.101 W. 6th P.M.
 (INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.)
 MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6087

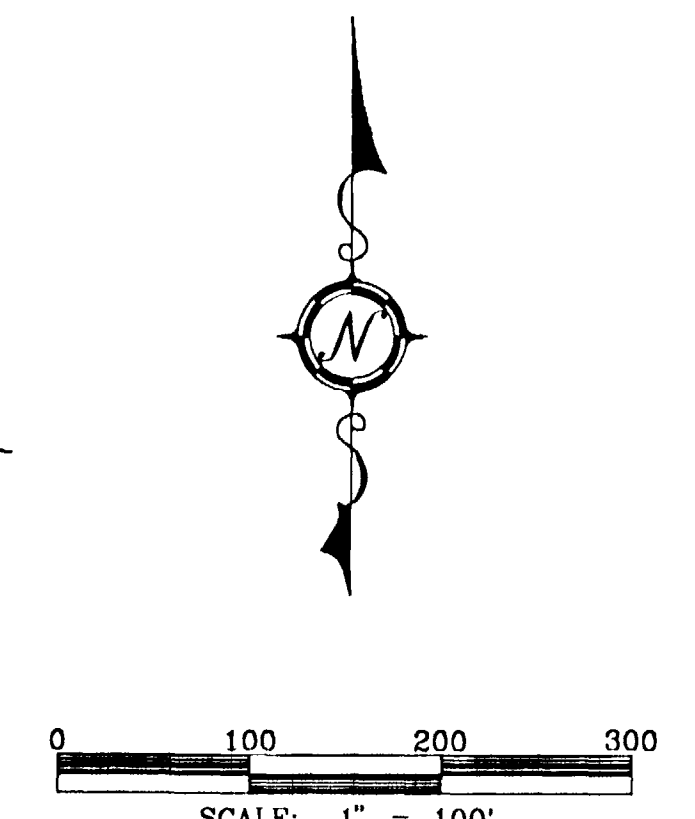
Designed By DRS Checked By KST Job No. 0208-008
 Drawn By TERRAMODEL Date Dec. 4, 1998 Sheet 1 of 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

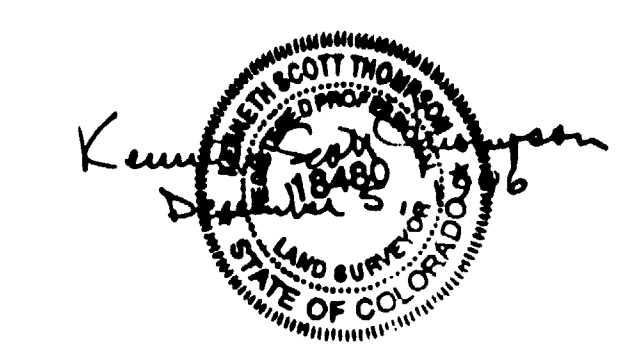
LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	15.92	400.00	02°16'49"	S44°15'46"W	15.92
C2	181.94	400.00	26°03'41"	S32°22'20"W	180.38
C3	373.23	240.00	89°06'58"	S33°41'02"E	336.78
C4	159.11	500.00	18°13'58"	S01°45'29"W	158.44
C5	50.18	100.00	28°45'01"	S07°01'00"W	49.65
C6	23.67	422.00	03°12'49"	S43°47'46"W	23.67
C7	23.65	378.00	03°35'04"	N43°36'39"E	23.64
C8	135.22	378.00	20°29'45"	S31°34'14"W	134.50
C9	94.08	262.00	20°34'30"	S63°39'10"E	93.58
C10	82.05	262.00	17°56'38"	S44°23'37"E	81.72
C11	83.88	262.00	18°20'39"	S26°14'58"E	83.53
C12	95.70	262.00	20°55'44"	S06°36'47"E	95.17
C13	32.11	262.00	07°01'23"	S07°21'46"W	32.09
C14	83.37	478.00	09°59'37"	S05°52'39"W	83.27
C15	68.74	478.00	08°14'21"	S03°14'20"E	68.68
C16	33.37	122.00	15°40'10"	S00°28'35"W	33.26
C17	27.85	122.00	13°04'51"	S14°51'05"W	27.79
C18	19.11	13.50	81°06'50"	S19°09'54"E	17.56
C19	13.24	48.00	15°48'30"	S51°49'04"E	13.20
C20	103.95	48.00	124°05'07"	S18°07'44"W	84.80
C21	57.52	48.00	68°39'39"	N65°29'53"W	54.14
C22	44.03	48.00	52°33'34"	N04°53'16"W	42.50
C23	39.14	78.00	28°45'01"	N07°01'00"E	38.73
C24	12.36	522.00	01°21'23"	N06°40'49"W	12.36
C25	108.79	522.00	11°56'29"	N00°01'52"W	108.60
C26	44.96	522.00	04°56'05"	N08°24'25"E	44.95
C27	132.87	218.00	34°55'18"	N06°35'12"W	130.82
C28	193.18	218.00	50°46'17"	N49°25'59"W	186.92
C29	186.37	422.00	25°18'12"	N32°45'05"E	184.86
C30	8.13	378.00	01°13'57"	S44°47'13"W	8.13
C31	23.19	578.00	02°17'54"	N77°05'34"W	23.18
C32	279.84	578.00	27°44'23"	S62°04'25"E	277.11
C33	326.09	622.00	30°02'18"	N63°13'22"W	322.37



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- LEGEND**
- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
 - SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480"
 - ⊙ SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
 - FOUND SURVEY MARKER AS NOTED



CANYON VIEW SUBDIVISION PHASE IV
 TRACT 37, T.11 S., R.101 W. 6th P.M.
 (INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.)
 MESA COUNTY, COLORADO

SECTION: (35) TRACT 37 TWSHP: 11 South RNGE: 10 West MERIDIAN: 6th

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

Designed by: kst Checked by: drs Job No. 020B-008
 D:\020B\020B-008.PRO Wed Dec 04 14:17:12 1996 Sheet 2 of 2

3 1/2" BRASS CAP SET IN CONCRETE PLS #2376
 HAROLD ADAMS ET AL

10' PUBLIC SERVICE CO. EASEMENT B1296-P208
 GLORIA TRIPLETT

10' PUBLIC SERVICE CO. EASEMENT B2056-P153